

MANDATORY REFERRAL REPORT NO. 12-05
**Proposed Conveyance of Mecklenburg County Property (Behavioral Health Center
located at 501 Billingsley Road) to Charlotte-Mecklenburg Hospital Authority**

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes conveyance of a County-owned facility and approximately 8 acres of land located at 501 Billingsley Road (tax parcels 157-041-34 and 157-041-15, and portions of 157-041-04 and 157-041-31) to The Charlotte-Mecklenburg Hospital Authority (CHS). The facility is known as the Behavioral Health Center (or CMC-Randolph), and is a portion of the County's Health and Social Services complex located off Randolph Road in Charlotte. The site is surrounded by institutional uses such as the County Health Department, and Randolph Road Community Park. Across the site on Billingsley Road are single family, multifamily and office uses.

The facility was originally designed and constructed in the late 1980's to provide inpatient and outpatient mental health services for Mecklenburg County residents. Since built, it has served (and continues to serve) that purpose under administration by CHS, most recently under a 2000 contract between the County and CHS whereby CHS provides services and operates programs for Mecklenburg County. The County and CHS are negotiating revisions to the 2000 agreement, and as part of the negotiations, both parties are considering the conveyance of the Behavioral Health Center property to CHS for the continued operation of the behavioral health center by CHS.

Following the proposed conveyance, use of the property (zoned O-1 Office and O-1 (CD) under the Charlotte Zoning Ordinance) will remain the same. As part of the conveyance, the County plans to place deed restrictions on the property that would be at least as stringent as the O-1 zoning land use parameters. It is anticipated that it will continue to be operated as a behavioral health facility by CHS for the foreseeable future. The County and CHS will continue to share some parking in front of the building since the County will retain ownership of the adjoining Sam Billings Center, which also uses this parking lot.

PROJECT JUSTIFICATION:

The County will not need this building, which was designed and constructed as an inpatient and outpatient mental health facility. Transferring these properties to CHS will allow for the continued operation of a behavioral health center for the provision of mental health services to residents of Mecklenburg County and others by CHS without an interruption in services to the residents.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of this facility to CHS is consistent with its current use. It is anticipated that it will continue to be operated as a behavioral health facility by CHS for the foreseeable future.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends institutional land use for the majority of this property, and Rezoning Petition 2006-057 changed the adopted land use to parking for the eastern edge of the property. These recommended land uses are consistent with both the current and anticipated land uses (as no changes in land use are contemplated). The *Grier Heights Special Project Plan* (1988) and *Grier Heights Neighborhood Action Plan* (1996) both recommended maintaining what was the existing land uses in the area, and protecting the existing nearby residential development from encroachment. A parking lot constructed by the County in 2006 on the eastern edge of the property provided a landscaped buffer from the residences to the east; this buffer is anticipated to remain.

PROJECT IMPACT:

Conveyance of these properties to CHS will benefit the public by facilitating the continued provision of mental health services in Mecklenburg County by CHS. There is no known negative impact of this conveyance.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The parcels proposed to be conveyed to CHS are currently owned by the County and will continue to be used as they are currently used. There are no known negative impacts to other public or private projects as the building will continue to be used as it is currently used.

ESTIMATED PROJECT COMPLETION DATE:

Conveyance of these properties will occur as soon as negotiations/arrangements are completed.

JOINT USE TASK FORCE REVIEW COMMENTS:

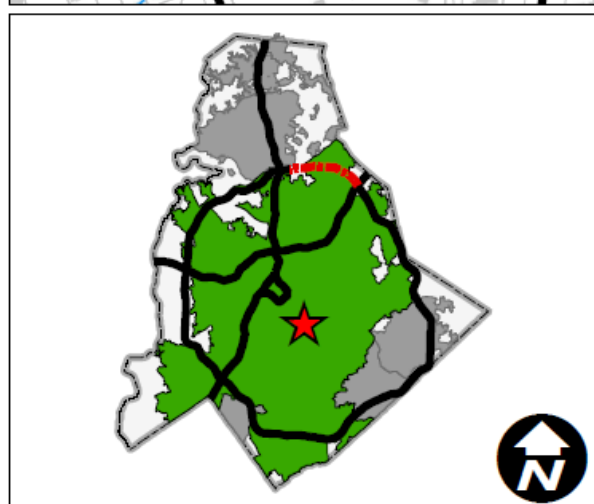
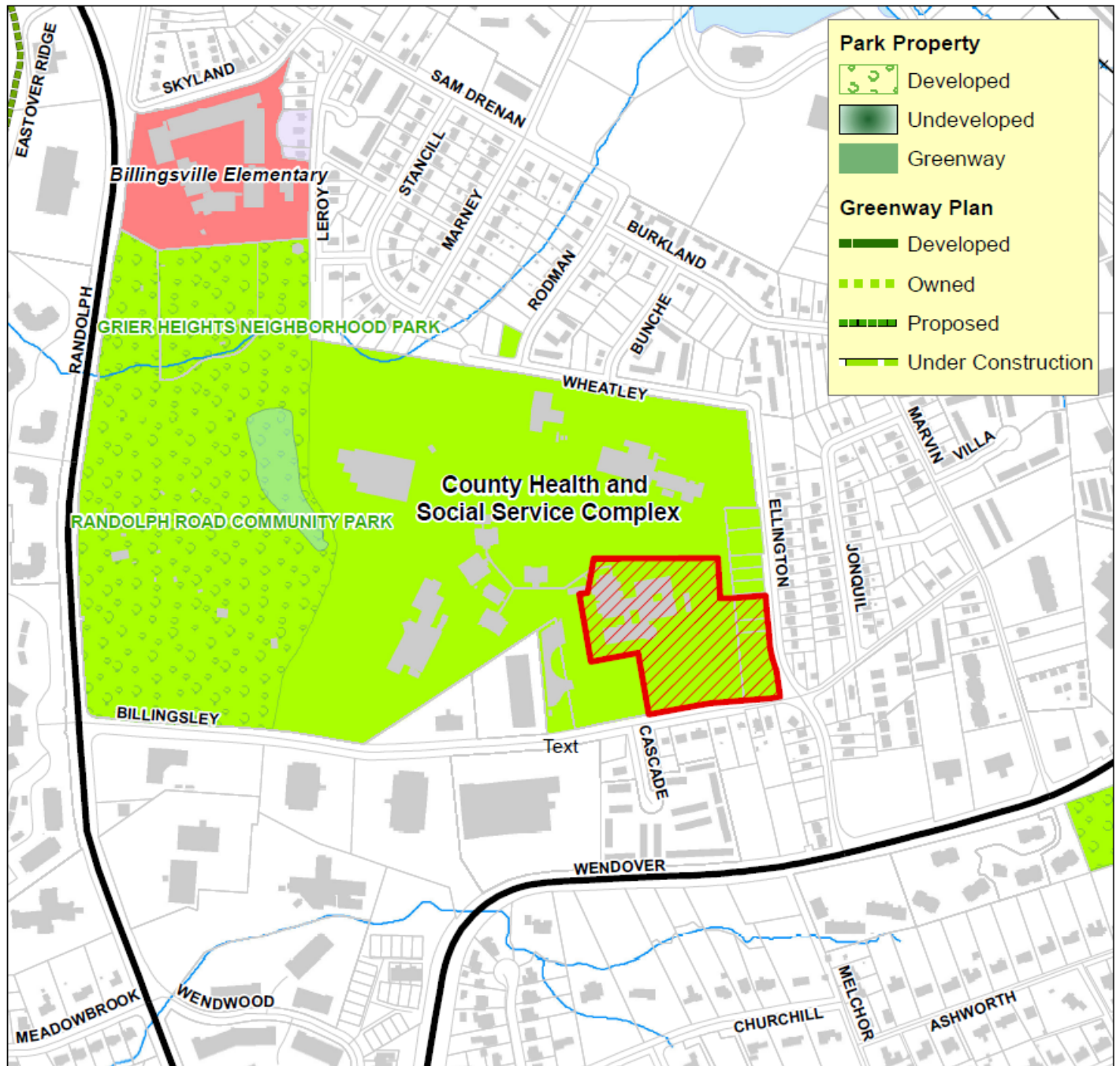
The Joint Use Task Force discussed this matter at their May 2, 2011 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land transfer.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At its May 7, 2012 meeting the Planning Committee recommended approval of the proposed transaction by a 5-1 vote. The lone dissenting commissioner based his concern upon the fact that there were no assurances that the behavioral health services would continue to be a long-term service delivered from the facility.



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Submitted by: County Asset & Facility Management
Initiated by: County Manager's Office

- Mandatory Referral
- County Property



